



FOR LEASE

**DWN
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REALTY ADVISORS
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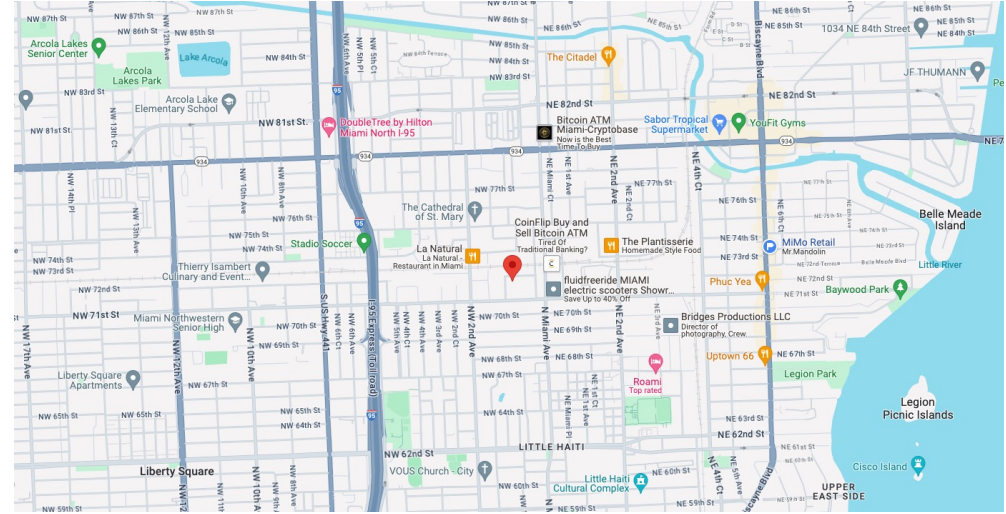
Little River Creative Retail

80 NW 72nd Street, Miami, FL 33150

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$24 NNN
CAM Estimate:	\$8.4
Available SF:	5,000 SF
Building SF:	13,400 SF
Lot SF:	29,185 SF
Year Built/Renovated:	1968 / 2019
Submarket:	Little River

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 80 NW 72nd Street in Miami, FL. The subject property is a 13,400 SF creative retail flex building on a 29,185 SF lot. Currently, 5,000 SF is available at the property. The space would be ideal for a creative office or retail use, offering high ceilings and large windows with natural light. Located in Little River, the neighborhood is a dynamic, vibrant, and creative submarket. The asset is well located in close proximity to Wynwood, Midtown, the Miami Design District, and the greater DWNTWN Miami Urban Core.

PROPERTY HIGHLIGHTS

- Ample Parking
- Close Proximity To Wynwood, Midtown, The Miami Design District With Easy Access To I-95
- High Ceilings And Large Windows With Natural Light

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LOCATION DESCRIPTION



LOCATION OVERVIEW

Nestled in one of Miami's fastest-growing areas, Little River has experienced a remarkable surge of investment and development in recent years, cementing its status as a prime location for businesses seeking a strategic foothold in Miami.

One of the key factors contributing to Little River's rapid growth is its exceptional proximity to prominent districts and corridors that drive Miami's economic pulse. A few blocks away is the renowned Miami Design District, a hub of luxury fashion, art galleries, and exquisite dining experiences.

Situated along the coveted Biscayne Corridor, Little River enjoys seamless connectivity and accessibility to Miami Beach, a world-renowned destination for tourism, entertainment, and leisure. Major transportation arteries such as Biscayne Boulevard, North Miami Avenue, I-95, the 79th Street Causeway, and the 195 are also conveniently located near the property.

Beyond its strategic location, Little River exudes a unique character and charm. The neighborhood boasts a vibrant arts and culture scene, with an array of eclectic galleries, studios, and venue spaces.



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AERIAL CONTEXT



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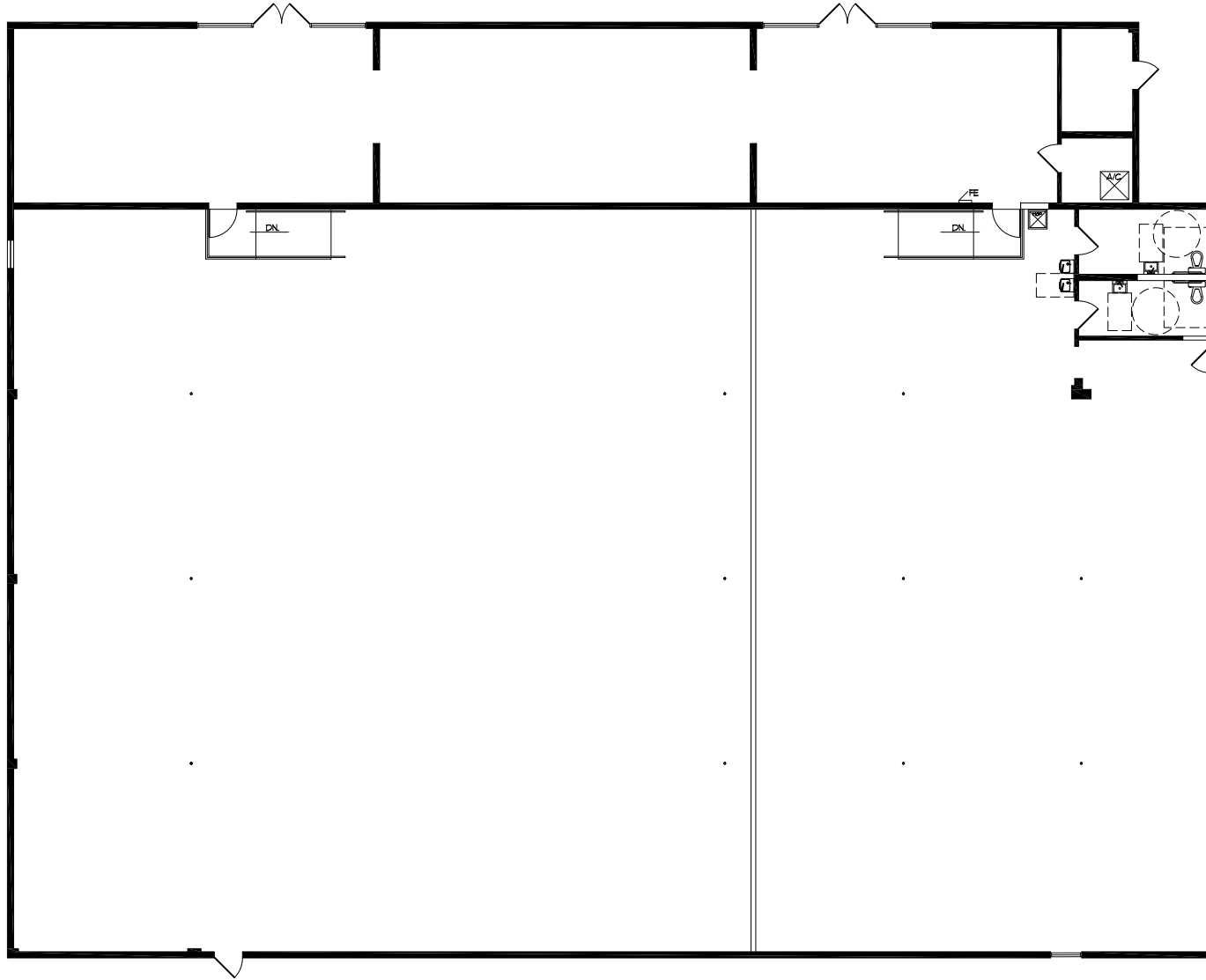
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FLOOR PLAN



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INTERIOR PICTURES



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CREATIVE RETAIL CONCEPTS



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CREATIVE FLEX OFFICE CONCEPTS



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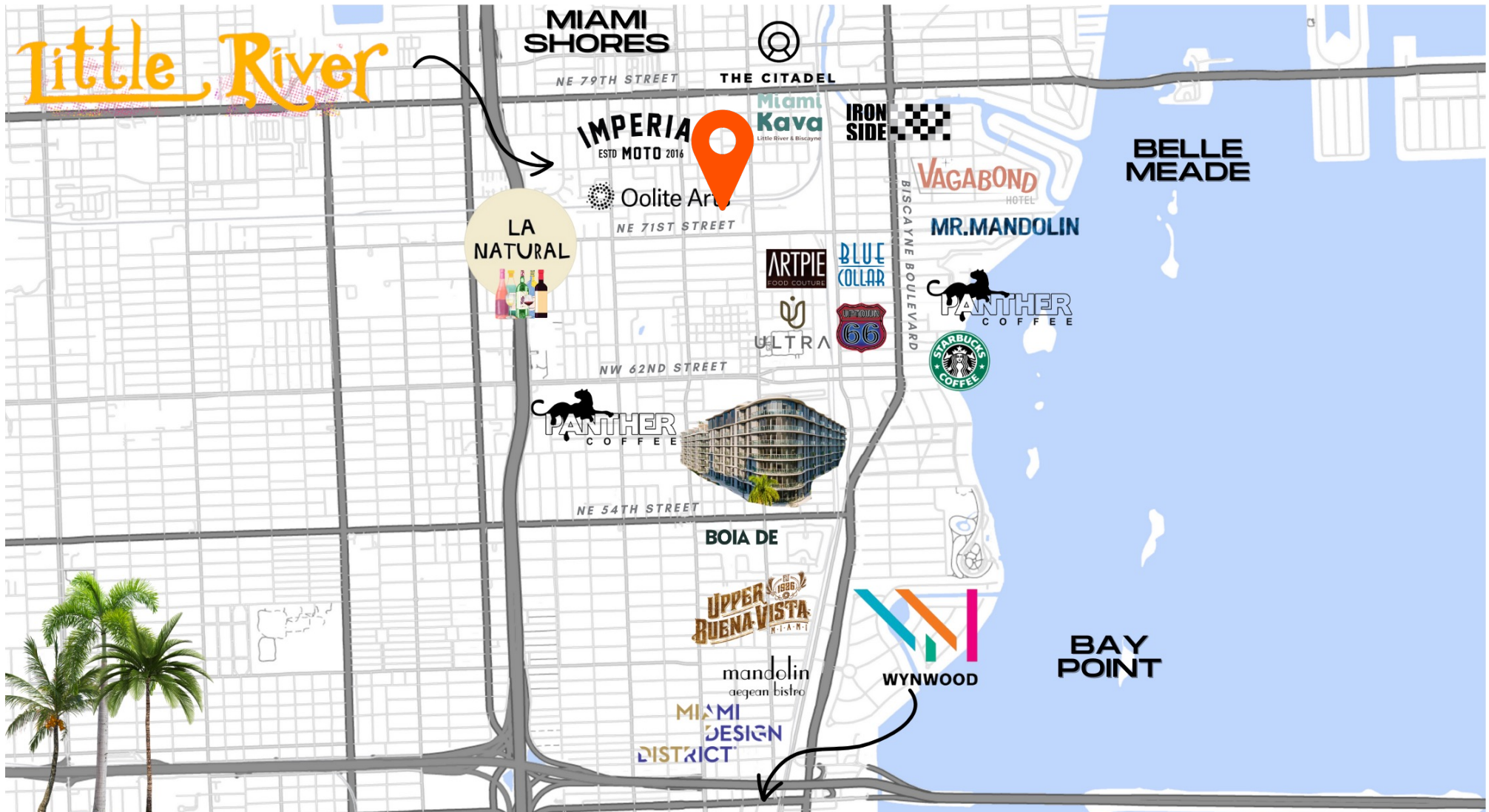
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LITTLE RIVER NEIGHBORHOOD CONTEXT



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